



DEED

2004112822



AUG 24 2004 14:58 P 7

Nebr Doq  
Stamp Tax

8-24-04

Date

\$ 2.04

By

*[Signature]*

Received - RICHARD TAKECHI  
Register of Deeds, Douglas County, NE  
8/24/2004 14:58:38.88



2004112822

**THIS PAGE INCLUDED FOR INDEXING**

**PAGE DOWN FOR BALANCE OF INSTRUMENT**

NWSW  
SNNW

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249

FEE

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FB

New - 00-11010  
01-60000-old

BKP

8-15-11

C/O

COMP

lm

DEL

65

SCAN

FV

*[Signature]*

BKP 8-25-04

Temp. 12.4.01

John Koflmann  
Thompson, Dreesen, & Barnes  
10836 Old Mill Rd.  
Omaha, Ne. 68154  
402-330-8860

DEDICATION  
KNOW ALL MEN BY THESE PRESENTS: THAT WE, ELKHORN HIGHLANDS, INC., BEING THE OWNERS, AND WELLS FARGO BANK NEBRASKA, N.A. AND QUINN FAMILY PARTNERSHIP, BEING THE MORTGAGE HOLDERS, OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS AND LOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS ELKHORN HIGHLAND RIDGE, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS AS SHOWN ON THIS PLAT, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, QUINN CORPORATION, AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR, AND RENEW POLES, WIRES, CROSSED ARMS, DOWN GUYS AND ANCHORS, CABLES, CONDUITS AND OTHER RELATED FACILITIES AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE LOT LINES; AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR LOT LINES OF ALL INTERIOR LOTS; AND A SIXTEEN (16') FOOT WIDE STRIP OF LAND ABUTTING THE REAR LOT LINES OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOTS IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED SUBDIVISION. SAID SIXTEEN (16') FOOT WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8') FOOT WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED IF SAID SIXTEEN (16') FOOT EASEMENT IS NOT OCCUPIED BY UTILITY FACILITIES AND IF REQUESTED BY THE OWNER. PERPETUAL EASEMENTS ARE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW, PIPELINES, HYDRANTS, VALVES AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL STREETS, AVENUES AND CIRCLES, NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

ELKHORN HIGHLANDS, INC.  
BY: *Melvin Sudbeck*  
MELVIN SUDBECK, PRESIDENT

WELLS FARGO BANK NEBRASKA, N.A.  
BY: *Andy Pearson*  
ANDY PEARSON, VICE PRESIDENT

QUINN FAMILY PARTNERSHIP, A NEBRASKA GENERAL PARTNERSHIP  
BY: *James V. Quinn*

# ELKHORN HIGHLAND RIDGE

LOTS 1 THROUGH 248

A PLATTING OF THE SW 1/4 OF THE NW 1/4 OF SECTION 8, T15N, R11E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA, TOGETHER WITH THAT PART OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 8, LYING NORTH OF FAIR MEADOWS - PHASE I, A SUBDIVISION IN SAID DOUGLAS COUNTY.

ACKNOWLEDGMENT OF NOTARY  
STATE OF NEBRASKA )  
COUNTY OF DOUGLAS )  
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 22<sup>ND</sup> DAY OF JULY, 2004 BY MELVIN SUDBECK, PRESIDENT OF ELKHORN HIGHLANDS, INC., ON BEHALF OF SAID CORPORATION.

GENERAL NOTARY-STATE OF NEBRASKA  
JOSEPH C. FRANCO  
My Comm. Exp. Jan. 20, 2006

*Joseph C. Franco*  
NOTARY PUBLIC

ACKNOWLEDGMENT OF NOTARY  
STATE OF NEBRASKA )  
COUNTY OF DOUGLAS )  
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 26<sup>TH</sup> DAY OF JULY, 2004 BY ANDY PEARSON, VICE PRESIDENT OF WELLS FARGO BANK NEBRASKA, N.A., ON BEHALF OF SAID BANK.

GENERAL NOTARY-STATE OF NEBRASKA  
ANNETTE M. BIGLEY  
My Comm. Exp. Nov. 8, 2006

*Annette M. Bigley*  
NOTARY PUBLIC

ACKNOWLEDGMENT OF NOTARY  
STATE OF NEBRASKA )  
COUNTY OF DOUGLAS )  
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 22<sup>ND</sup> DAY OF JULY, 2004 BY JAMES V. QUINN, OF QUINN FAMILY PARTNERSHIP, A NEBRASKA GENERAL PARTNERSHIP, ON BEHALF OF SAID PARTNERSHIP.

GENERAL NOTARY-STATE OF NEBRASKA  
JAMES WARNER  
My Comm. Exp. Feb. 1, 2006

*James Warner*  
NOTARY PUBLIC

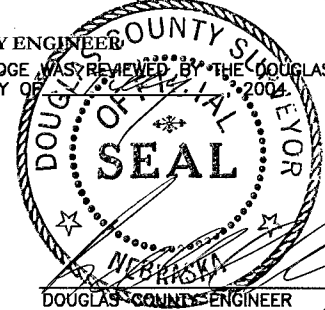
APPROVAL OF CITY COUNCIL OF ELKHORN, NEBRASKA  
THIS PLAT OF ELKHORN HIGHLAND RIDGE WAS APPROVED BY THE CITY COUNCIL OF ELKHORN, NEBRASKA THIS 13<sup>TH</sup> DAY OF JANUARY, 2004.

*Philip E. Klein*  
CITY CLERK

APPROVAL OF ELKHORN PLANNING COMMISSION, ELKHORN, NEBRASKA  
THIS PLAT OF ELKHORN HIGHLAND RIDGE WAS APPROVED BY THE ELKHORN PLANNING COMMISSION, ELKHORN, NEBRASKA THIS 22<sup>ND</sup> DAY OF DECEMBER, 2004.

*Robert A. Naumann*  
PRESIDENT, PLANNING COMMISSION

REVIEW BY THE DOUGLAS COUNTY ENGINEER  
THIS PLAT OF ELKHORN HIGHLAND RIDGE WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEERS OFFICE ON THIS 22<sup>ND</sup> DAY OF DECEMBER, 2004.



SURVEYOR'S CERTIFICATE  
I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS, AND AT THE ENDS OF ALL CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS ELKHORN HIGHLAND RIDGE, LOTS 1 THROUGH 248, BEING A PLATTING OF THE SW 1/4 OF THE NW 1/4 OF SECTION 8, T15N, R11E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA TOGETHER WITH THAT PART OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 8 LYING NORTH OF FAIR MEADOWS - PHASE I, A SUBDIVISION IN SAID DOUGLAS COUNTY, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF THE SW 1/4 OF SAID NW 1/4; THENCE S00°03'29"W (ASSUMED BEARING) 1323.72 FEET ON THE WEST LINE OF THE SW 1/4 OF SAID NW 1/4 TO THE SW CORNER THEREOF; THENCE S00°02'37"W 1249.50 FEET ON THE WEST LINE OF THE NW 1/4 OF SAID NW 1/4 TO THE NW CORNER OF SAID FAIR MEADOWS - PHASE I; THENCE N00°00'36"E 1324.55 FEET ON THE EAST LINE OF THE SW 1/4 OF SAID NW 1/4 TO THE NE CORNER THEREOF; THENCE N89°59'02"W 1318.56 FEET ON THE NORTH LINE OF THE SW 1/4 OF SAID NW 1/4 TO THE POINT OF BEGINNING.

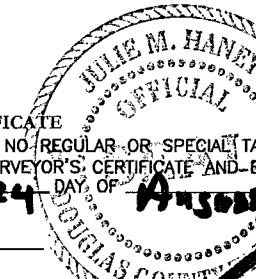


DAVID H. NEEF  
NEBRASKA R.L.S. 475

DECEMBER 1, 2003  
DATE

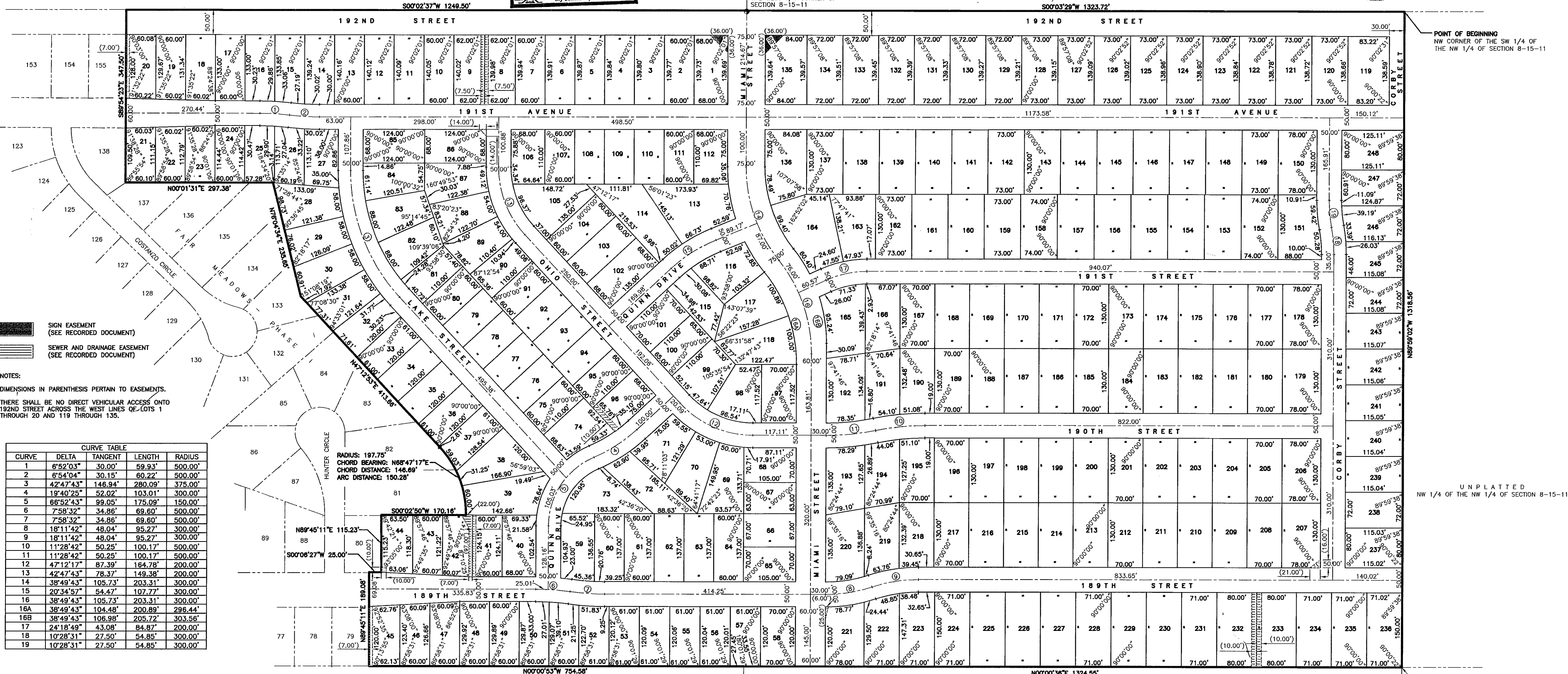
COUNTY TREASURER'S CERTIFICATE  
THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES, DUE OR DELINQUENT, AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE, THIS 24<sup>TH</sup> DAY OF DECEMBER, 2004.

DEPUTY



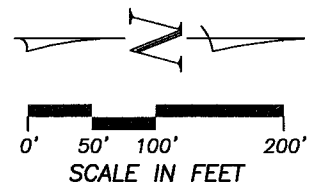
JULIE M. HANEY  
DOUGLAS COUNTY TREASURER

PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 7-15-11



NOTES:  
1. DIMENSIONS IN PARENTHESIS PERTAIN TO EASEMENTS.  
2. THERE SHALL BE NO DIRECT VEHICULAR ACCESS ONTO 192ND STREET ACROSS THE WEST LINES OF LOTS 1 THROUGH 20 AND 119 THROUGH 135.

CURVE	DELTA	TANGENT	LENGTH	RADIUS
1	85°03'30"	30.00'	59.83'	500.00'
2	6°54'04"	30.15'	60.22'	500.00'
3	42°47'43"	146.94'	280.09'	375.00'
4	19°40'25"	52.02'	103.01'	300.00'
5	66°52'43"	99.05'	175.09'	150.00'
6	7°58'32"	34.86'	69.60'	500.00'
7	7°58'32"	34.86'	69.60'	500.00'
8	18°11'42"	48.04'	95.27'	300.00'
9	18°11'42"	48.04'	95.27'	300.00'
10	11°28'42"	50.25'	100.17'	500.00'
11	11°28'42"	50.25'	100.17'	500.00'
12	47°12'17"	87.39'	164.78'	200.00'
13	42°47'43"	78.37'	149.38'	200.00'
14	38°49'43"	105.73'	203.31'	300.00'
15	20°34'57"	54.47'	107.77'	300.00'
16	38°49'43"	105.73'	203.31'	300.00'
17	38°49'43"	105.73'	203.31'	300.00'
18	10°28'31"	27.50'	54.85'	300.00'
19	10°28'31"	27.50'	54.85'	300.00'



ELKHORN HIGHLAND RIDGE

FINAL PLAT

2 THOMPSON, DREESSEN & DORNER, INC.  
Consulting Engineers & Land Surveyors  
10836 OLD MILL ROAD OMAHA, NEBRASKA 68154  
TEL: (402)330-8860 FAX: (402)330-8866  
EMAIL: TD2MAIL@TD2CO.COM WEB: WWW.TD2CO.COM

1056-119

A1056119A.DWG